REVIEW INFORMATION

TYPE OF REVIEW:

- ● SPECIAL USE REZONING
- ___ SITE PLAN AMENDMENT
- ___ SPECIAL USE PERMIT (ELECTED BODY ONLY)
- ___ FINAL DEVELOPMENT PLAN
- ___ PRELIMINARY SUBDIVISION
- ___ PLANNING BOARD REVIEW

JURISDICTION

- ___ FORSYTH COUNTY ZONING JURISDICTION
- ● CITY OF WINSTON–SALEM
- ___ VILLAGE OF CLEMMONS
- ___ TOWN OF WALKERTOWN

PURPOSE STATEMENT:

THE PURPOSE OF THIS REQUEST IS TO OBTAIN A ZONING CHANGE AND PRELIMINARY SUBDIVISION PLAN APPROVAL.

INFRASTRUCTURE

WATER: ___●___PUBLIC_______PRIVATE

SEWER: ___●___PUBLIC_______PRIVATE

STREETS: ___●___PUBLIC_______PRIVATE

LINEAR FEET OF PROPOSED STREETS: ±1,200 LF

SITE SIZE AND COVERAGES

TOTAL ACREAGE: ±11.17 AC

SITE COVERAGE: 30.43%

BUILDING TO LAND 12.44 %
(750 SF FOOTPRINT ASSUMED)
PAVEMENT TO LAND 17.99 %
(ASPHALT, SIDEWALKS, DRIVEWAYS, AMENITY, ETC.)
OPEN SPACE 69.57 %
TOTAL (100%)

BUILDING HEIGHT: 40 FT MAXIMUM

EXISTING BUILT UPON AREA: ±12,500 SF
PROPOSED BUILT UPON AREA: ±3.71 AC

ZONING

EXISTING ZONING: RS–9; GMA: 3

PROPOSED ZONING: RM8–S

TYPE OF REVIEW: REZONING

PROPOSED USES:
COTTAGE COURT: RESIDENTIAL BUILDING
SINGLE FAMILY: RESIDENTIAL BUILDING
DUPLEX: RESIDENTIAL BUILDING
TOWNHOUSE: RESIDENTIAL BUILDING
TWIN HOME: RESIDENTIAL BUILDING
MULTIFAMILY;
PLANNED RESIDENTIAL DEVELOPMENT

DENSITY CALCULATIONS

OF UNITS OR LOTS 81

DENSITY: 81 LOTS/11.17±Ac. = 7.25 UNITS/Ac

PROPERTY INFORMATION

PIN #'S 6824113614000 & 6824114163000

TAX BLOCKS 6824–11–3614; LO:102U BL:3837 & 6824–11–4163; LO:102R BL:3837

ADDRESSES: 0 Sentry Pointe LN & 1993 Sentry Pointe LN

CURRENT OWNER(S) INFORMATION

OWNER(S):
EFINCIA COMPANIES LLC
603 A EASTCHESTER DR
HIGH POINT NC 27262

CONTACT:
ERIC DICKINSON
603 EASTCHESTER DRIVE, SUITE A
HIGH POINT, NC 27252–7547
PH: 336–886–0081
EMAIL: eric.dickinson@efincia.net

RECREATION AREA

COMMON RECREATION AREA REQUIREMENTS:
1. SITE AREA: 11.17 AC
2. SITE GMA: 3
3. RECREATION AREA REQUIRED: 100 SF/UNIT = 81 * 100 = 8,100 SF

COMMON RECREATION AREA PROVIDED:
1. TOTAL COMMON RECREATION AREA PROVIDED: 8,800 SF

OFF–STREET PARKING (if applicable):

PROPOSED USE: MULTI FAMILY RESIDENTIAL
REQUIRED PARKING: 1.75 SPACES PER DEWLLING UNIT
–> 81 * 1.75 = 141.75 SPACES REQUIRED
AMENITY SITE AND CLUSTER MAIL BOXES
–> NOT LISTED IN LDO
PARKING PROVIDED: 175 SPACES (162 SPACES PLUS 13 @ COMMUNITY BUILDING, INCLUDING ONE "VAN–ACCESSIBLE" SPACE).

PARKING REQUIREMENTS CALCULATIONS:
1 BEDROOM: 1.5 PARKING SPACES/UNIT
2 BEDROOMS: 1.75 PARKING SPACES/UNIT
3 BEDROOMS: 2.0 PARKING SPACES/UNIT
THIS SITE IS CURRENTLY PROPOSED TO BE ONLY 2–BEDROOM UNITS, BUT WE WISH TO PRESERVE THE POSSIBILITY OF PROVIDING 3–BEDROOM UNITS ALSO, AS MARKET FORCES REQUIRE.

OFF–STREET LOADING (if applicable):

LOADING/UNLOADING SPACES REQUIRED: N/A
LOADING/UNLOADING SPACES PROVIDED: ________
SIZE: ________ FT X ________ FT.

BUFFER YARDS

ADJOINING ZONING: RS9, RS9–S, RM12–S, & RM8–S

TYPE REQUIRED: TYPE 2 REQUIRED ALONG RS9 & RS9–S

WIDTH PROVIDED: N/A

WATERSHED CALCULATIONS/DATA:

WATERSHED:

THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED. THIS SITE IS SUBJECT TO THE CITY OF WINSTON–SALEM'S POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE.

ENFORCEMENT:
CITY OF WINSTON–SALEM

IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN):

- 6,534 SF SIDEWALK = 0.15 AC
- 6,600 SF CURBING = 0.15 AC
- 36,767 SF ASPHALT = 0.84 AC
- 32,050 SF DRIVEWAYS = 0.73 AC
- 750 SF/LOT BUILDING & =
- 750*81 = 60,750 SF = 1.39 AC
- 10,325 SF DUMPSTER & MAIL KIOSK = 0.24 AC
- 1,250 SF COMMUNITY BUILDING = 0.03
- TOTAL = 148,276 SF = 3.40 AC = 3.40/11.17 AC = 30.43% ISA

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development: **THE HEIGHTS AT SENTRY POINT** Total Site Size (in Square Feet): **487,000 sf**	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet):

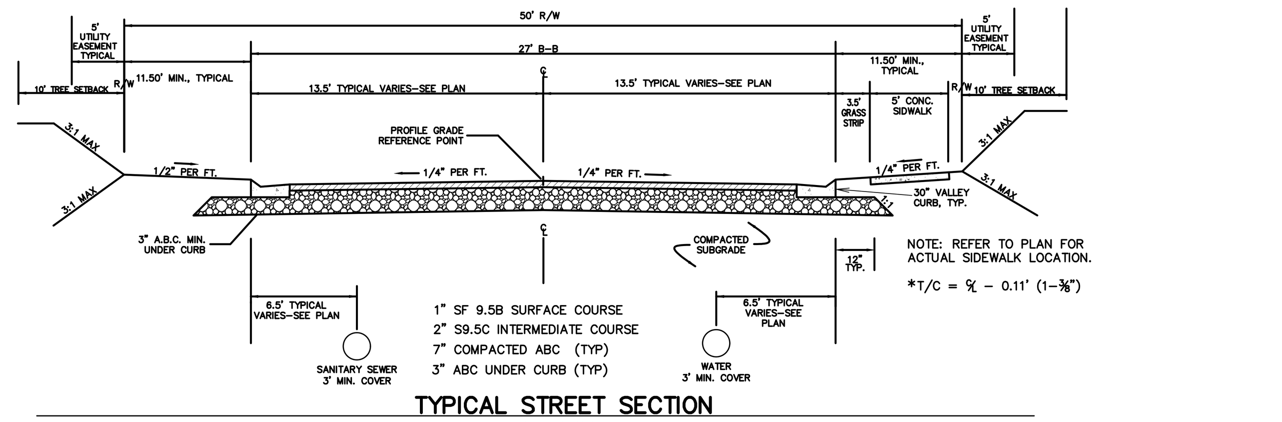
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s: 64,896 sf + Square Feet of Existing Utility Easements 58,929 sf + Square Feet of Existing Water Bodies and Stormwater Ponds 42,485 sf = 166,310 sf

Minimum Tree Save Area Required: ___ 10% **X** 12%

Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12% of [487,000-166,310] = 320,690 SF) = 38,483 SF

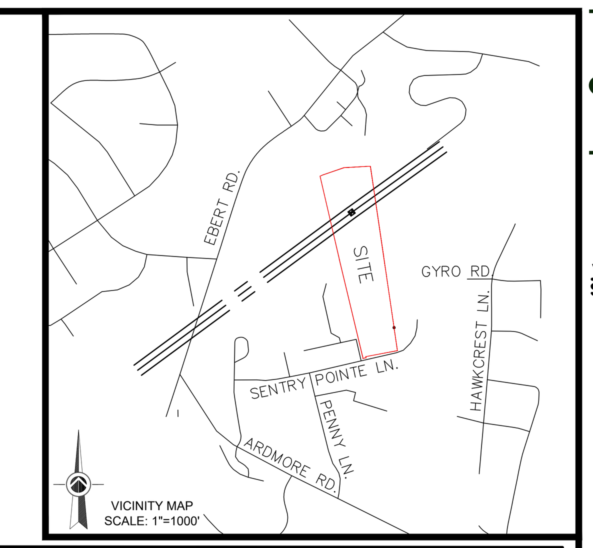
Individual Trees Method Used: ___ Yes **X** No	Tree Stand Method Used: **X** Yes ___ No	New Trees Used For TSA Credit: ___ Yes ___ No
Number of Trees 6-9" DBH: ___ X 500sf = ___	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: ___ X 750sf = ___
Number of Trees 9.01-12" DBH: ___ X 750sf = ___	Describe Each Tree Stand (Age, Health, Species Mix) ___	
Number of Trees 12.01-24" DBH: ___ X 1800sf = ___	**AREA 1: 25,040 SF** **AREA 2: 5,830 SF** **AREA 3: 14,960 SF** MATURE DECIDUOUS INDIGENEOUS SPECIES	
Number of Trees 24.01-36" DBH: ___ X 3000sf = ___		
Number of Trees Larger Than 36.01" DBH: ___ X 4000sf = ___		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: ___	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: **45,830 SF**	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: **0 SF**

Minimum TSA (12% of 320,690 SF) = 38,483 SF
Total Required TSA (in Square Feet): **38,483 SF**
Total TSA provided (in Square Feet): **45,830 SF**



TYPICAL STREET SECTION

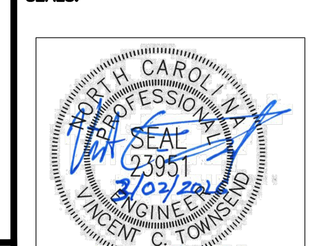
NOT TO SCALE



GREEN MOUNTAIN ENGINEERING, PLLC

1A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CERTIFICATE #P-0826
www.greenmountainengineers.com

SEALS:



PRELIMINARY PLAN NOT FOR CONSTRUCTION

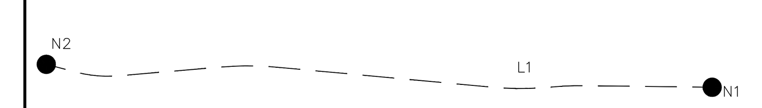
WATER AND/OR SANITARY SEWER:

1. THE MOST CURRENT EDITION OF THE CITY OF WINSTON–SALEM TECHNICAL SPECIFICATIONS AND DETAIL DRAWINGS FOR WATER LINE AND SANITARY SEWER LINE CONSTRUCTION WILL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
2. WATER AND SEWER CONNECTIONS SHALL BE BESIDE EACH OTHER AT THE CENTER OF EACH LOT OR AS DIRECTED BY THE ENGINEER. CONNECTIONS ARE TO BE SPACED NOT MORE THAN 30" CENTER TO CENTER AND HAVE WOODEN STAKES PLACED ON EACH SIDE. STAKES SHOULD BE FLAGGED OR PAINTED FOR VISIBILITY. ORANGE SAFETY CONSTRUCTION FENCING SHOULD BE PLACED AROUND THE CONNECTIONS TO PROTECT THEM DURING LOT CONSTRUCTION ACTIVITIES. WATER AND SEWER CONNECTIONS SHALL NOT BE PLACED WITHIN A DRIVEWAY OR SIDEWALK.
3. DENSITY TESTS BY AN INDEPENDENT TESTING LAB ARE TO BE MADE AS DIRECTED BY THE CITY INSPECTOR AT THE OWNER'S EXPENSE.

FINAL INSPECTION PROCEDURE:

1. OWNER SUBMITS RECORD DRAWINGS AND ENGINEER'S CERTIFICATION TO THE ENGINEERING DIVISION'S RECORD CENTER.
2. UPON APPROVAL BY THE RECORD CENTER, OWNER MAY REQUEST FINAL INSPECTION FOR WATER AND/OR SANITARY SEWER. OWNER SHALL THEN SUBMIT THE CONSTRUCTION CHECKLIST FOR WATER AND/OR SANITARY SEWER TO THE CITY INSPECTOR.

CONNECTIVITY INDEX



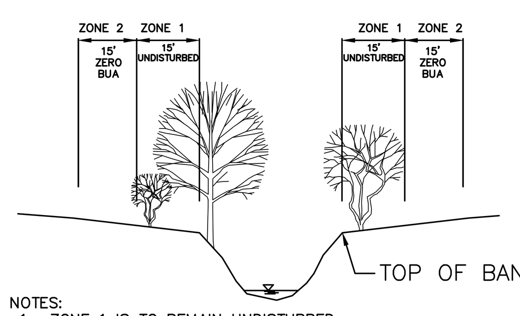
CONNECTIVITY RATIO:
LINKS: 1
NODES: 3
LINKS/NODES: 1/3 = 0.33

APPLICANT/DEVELOPER:
EFINCIA COMPANIES, LLC
603–A EASTCHESTER DRIVE
HIGH POINT, NC 27262
PH: 336–886–0081
CONTACT: ERIC DICKINSON
EMail: eric.dickinson@efincia.net

OWNER:
EFINCIA COMPANIES, LLC
603–A EASTCHESTER DRIVE
HIGH POINT, NC 27262
CONTACT: ERIC DICKINSON
PH: 336–886–0081.
Email: eric.dickinson@efincia.net

GENERAL UTILITIES INFORMATION:

1. ALL PROPOSED SEWER MAINS ARE 8"
2. ALL LOTS SHALL HAVE ONE STANDARD DOMESTIC WATER AND SEWER SERVICE.
3. WATER AND SEWER ARE PROPOSED TO BE PUBLIC, CITY OF WINSTON SALEM UTILITIES.
4. ROADWAYS ARE PLANNED TO BE PUBLIC R/W DEDICATED TO AND MAINTAINED BY THE CITY OF WINSTON SALEM



NOTES:
1. ZONE 1 IS TO REMAIN UNDISTURBED
2. ZONE 2 CAN BE GRADED, NO BUILT–UPON AREA IS ALLOWED.
3. THIS BUFFER IS APPLICABLE TO STREAMS IN WINSTON–SALEM WITHIN DEVELOPMENTS PLANNING BETWEEN ONE AND TEN ACRES OF LAND DISTURBANCE.

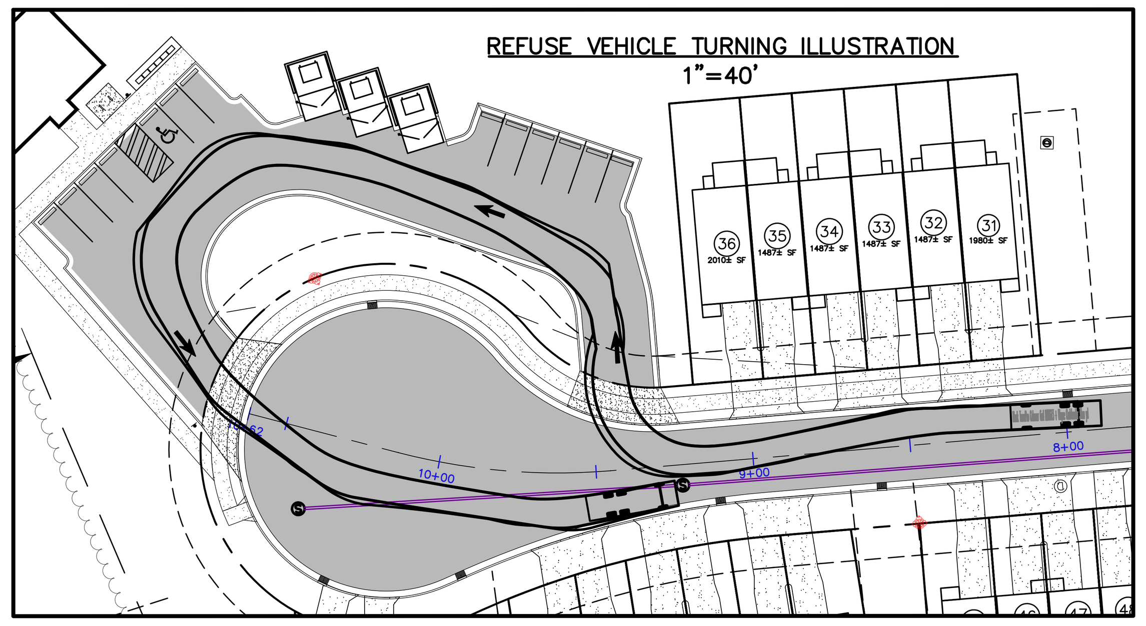
STREAM BUFFER DETAIL

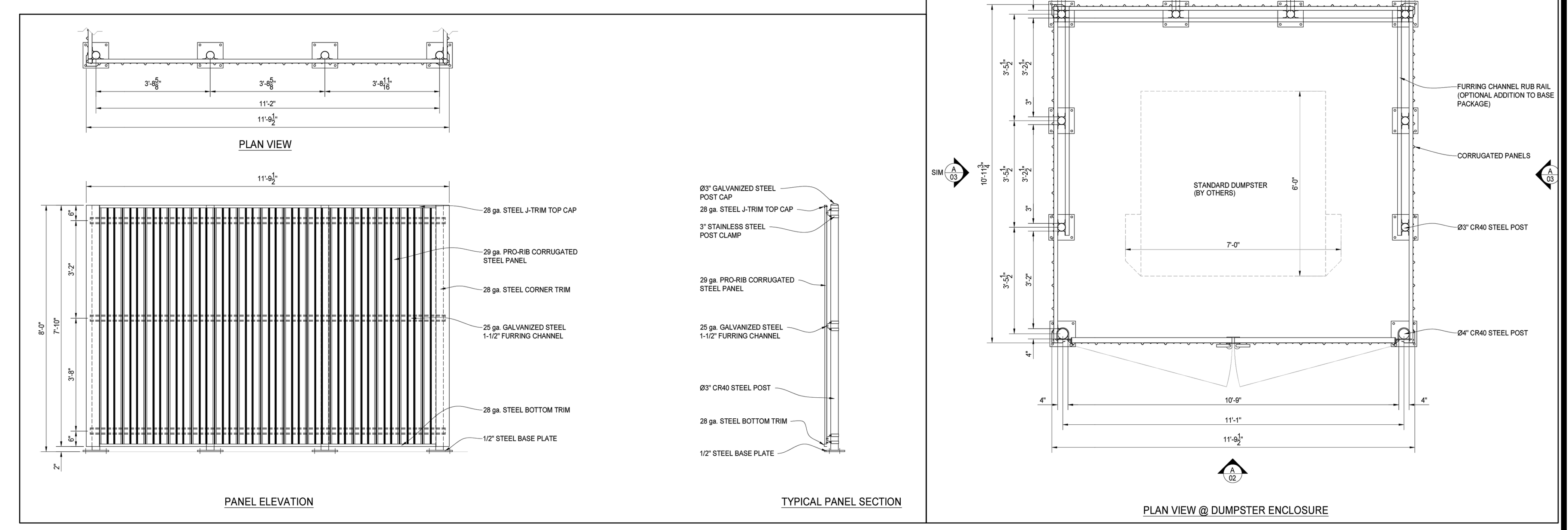
LEGEND:

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- EXISTING BUILDINGS & DRIVEWAYS TO BE REMOVED

REFUSE VEHICLE TURNING ILLUSTRATION

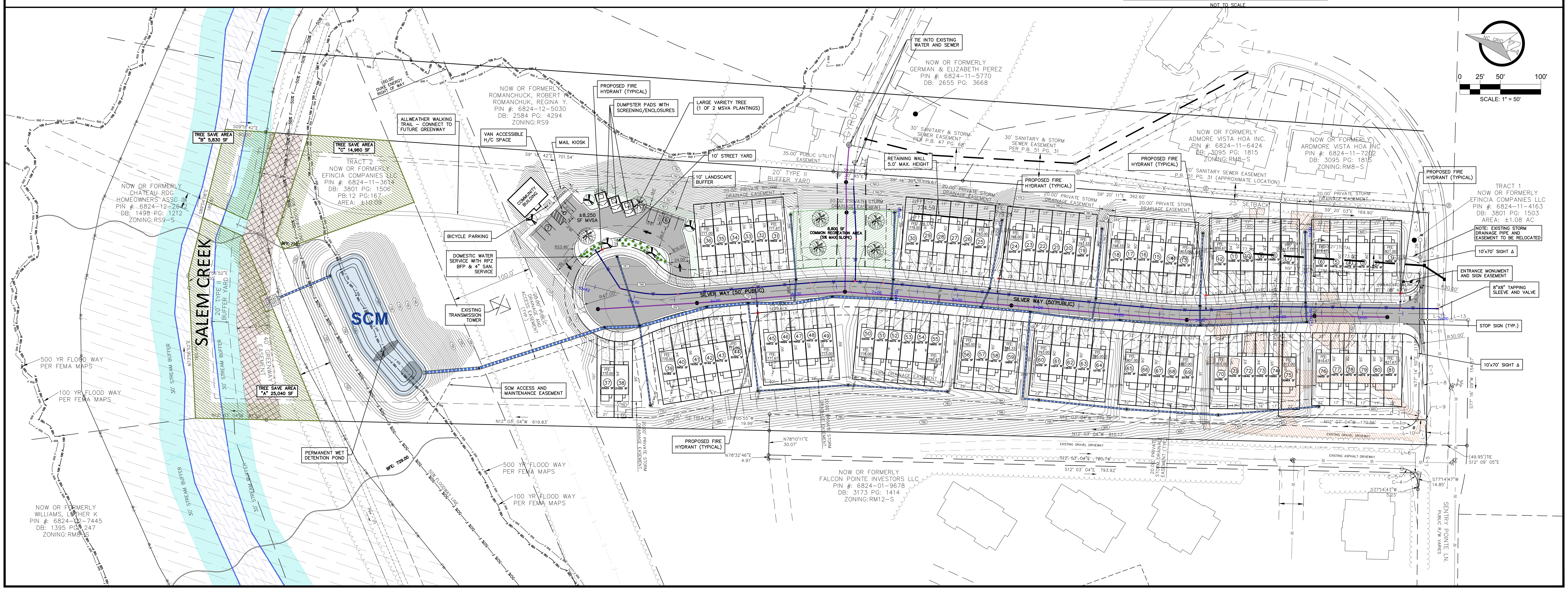
1"=40'





DUMPSTER PAD ENCLOSURE WITH GATES

NOT TO SCALE



THE HEIGHTS AT SENTRY POINTE

1993 SENTRY POINTE LANE

STATE: NORTH CAROLINA
COUNTY: FORSYTH

MUNICIPALITY: CITY OF WINSTON-SALEM
TOWNSHIP: SOUTH FORK

SITE AREA: 11.17± ACRES
PARCEL ID: 6824–11–3614.000 & 6824–11–4163.000

DESIGNED BY: GME

CHECKED BY: GME

DATE: MARCH 26, 2027

PROJECT: 24–021

REVISIONS:

SHEET TITLE:
SPECIAL USE REZONING PLAN

SHEET NO.:
RZ-1.00